



TOWN OF AMENIA

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**PLANNING BOARD MEETING
WEDNESDAY, AUGUST 14, 2019 7 P.M.
2nd FLOOR MEETING ROOM**

REGULAR MEETING: 1. WASSAIC COMMONS – 3 MAIN STREET-WASSAIC

2. WESTERLY RIDGE - Lot #9

3: MAPLEBROOK SCHOOL – ACCESSORY YURT

4: BEL-AIRE FARMS – GUEST HOUSE

OTHER MATTERS: Silo Ridge Private Drive “Sparrow View”

Minutes – July 24, 2019 Meeting



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PLANNING BOARD MEETING WEDNESDAY, AUGUST 14, 2019

PRESENT: Robert Boyles
Peter Clair
Matthew Deister
Walter Brett

ABSENT: Erich McEnroe
John Stefanopoulos
Tony Robustelli

CONSULTANTS: John Andrews, Town Engineer
No Attorney Present

ALSO PRESENT: Matthew Schnepf – Wassaic Commons
Peter Sander – Rennia Engineering for Bel-Aire Farms
Kenneth Hale – Maplebrook School
George Bistransin
Andrew Maggio
Sharon Kroeger

The meeting was called to order at 7:25 pm by the Chairman Robert Boyles, Jr. after waiting for Matt Deister to arrive because of traffic and lack of a quorum. The Pledge of Allegiance was recited and the exits were announced in case of emergency.

The first agenda item was the revisions for the **Wassaic Commons Project application**. Matthew Schnepf, applicant spoke about one or two of the consultant's comments briefly, as he had just received them on his train ride by email. John Andrews spoke of his concerns and that he still would like more detail on paper via a Site Plan for the project. The project, as described, will be in phases, but even Phase 1 should show, in detail, certain things such as parking, loading and unload space (if necessary), He recommends a survey and engineer's drawing so that all will be in place for when he wants to begin the next phase.

Mr. Schnepf would like to get through this first phase quickly so that he can operate this area for his use as a grocery area for local products and such.

J. Andrews and the board instructed Mr. Schnepf to issue a letter to them asking for waivers as to the items he would like to defer for future phases in the project. These items would include, parking, walking areas, lighting, other buildings, flood plain issues, topography, handicap accessibility, etc. He will draft such letter to the board. No approvals will be made before a site plan is received.

The second item on the agenda was **Westerly Ridge – Lot #9** and they had to withdraw their name from the agenda for lack of a revised submission at this time.

The third item on the agenda was the **Maplebrook School –Yurt** project. Ken Hale, Business Manager, was present to speak about the project. He was able to see the comments from the consultants and spoke of the few items that will have to be submitted/changed before approval of the project is granted. Those include, correction of distance to the pond, erosion disturbance notation, and , if any, utilities to the yurt noted. Also, the project will have to be sent to the DC Department of Planning & Development because of the distance being within the 500' from a state road (Route 22) for their referral before approval by the board. No public hearing is necessary and the approval should come at the next meeting.

The fourth agenda item was the **Bel-Aire Farms – Guest House** project. Peter Sander from Rennia Engineering described the project to the Planning Board and consultant in brief. The owners are proposing a Single Family Residence as a guest house on the same property as a primary residence. The proposed home will have 6 bedrooms and is over 5000 sq.ft. Peter will indicate in notes other structures on the property (393+ acres). Detailed certifications and comments from the Dutchess County Health Department are required for this project before approval. All erosion and Sediment Control maintenance and removal of temporary stormwater measure must be noted on the drawing. Architectural drawings of elevations will be needed as well. The Planning Board would also like the applicant's engineer to take photos of the property from off-site locations as to the location of the project for documentation in the file. Pipe sizes for electrical work on the site should be noted, as well as indication of electric, well and utilities shown on the plan. Applicant should also specify on plan distance to wetlands because of bog turtle habitat. No Public Hearing is required. A motion was made and carried by M. Deister and seconded by P.Clair to allow all applicants at this meeting to contact the office of Whiteman, Osterman & Hanna, LLP directly if there are questions on the comments issued by them because of their absence at this meeting. W. Brett questioned the elevation and the visibility from surrounding neighbors.

In Other Matters a resolution was created by Dave Everett's office to approve a new road name at Silo Ridge for the driveway that was approved for E49, E50, and E51. A road name was requested by the County for direct access to these homes for First Responders and such. The resolution **Approving "Sparrow Drive" as a**

Private Road in the Silo Ridge Field Club was read and a motion by M. Deister and seconded by W. Brett was voted on and approved as follows:

| | <u>Yes</u> | <u>No</u> | <u>Abstain</u> | <u>Absent</u> |
|-------------------------|------------|-----------|----------------|---------------|
| Robert Boyles, Chairman | X | | | |
| Peter Clair | X | | | |
| John Stefanopoulos | | | | X |
| Anthony Robustelli | | | | X |
| Matthew Deister | X | | | |
| Erich McEnroe | | | | X |
| Walter Brett | X | | | |

The minutes of the July 24, 2019 meeting were approved after a motion was made by P. Clair and seconded by M. Deister.

Chairman Boyles announced there will be no meeting on August 28, 2019. The next meeting was scheduled for Wednesday, September 11, 2019.

A motion was made and carried by R. Boyles and seconded by P. Clair to adjourn the meeting at 8:15 pm.

Respectfully Submitted,

Judith Westfall

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Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on August 14, 2019 and are not to be construed as the official minutes until approved.

Approved as read

Approved with: additions, corrections and deletions